

III.A.1

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: October 2, 2007

**SUBJECT: PUBLIC HEARING: METRO/KING COUNTY TRANSIT
LONG-TERM TEMPORARY PARKING LOT, L070340**

I. RECOMMENDED ACTION

Hold an open record public hearing to consider and approve a Long-Term Temporary Use Permit for the use of an existing temporary parking lot on Redmond's Municipal Campus. The parking lot would be used by displaced Metro Park-and-Ride commuters during the construction of the Metro parking garage at the Redmond Transit Center. The temporary use would be allowed until March 31, 2009.

The Technical Committee has reviewed the proposed Metro Temporary Parking Lot, has made conclusions (Attachment 1: Technical Committee Findings), and is recommending approval with conditions (Attachment 2: TC Conditions of Approval).

II. DEPARTMENT CONTACTS

Rob Odle, Director Planning and Community Development, 425-556-2417

Judd Black, Development Review Manager, 425-556-2426

Nathalie Schmidt, Assistant Planner, 425-556-2471

III. DESCRIPTION

A. **Applicant:** King County Transit, 201 S Jackson Street, Seattle, WA 98104,
c/o Cynthia Berne, Long Bay Enterprises, Inc.

B. **Request:**

The applicant requests approval for a Long-Term Temporary Use Permit to allow the use of the existing temporary paved area located between 160th Avenue NE and the Redmond Municipal Parking Garage. Use of the paved area for Metro parking will require a new access from 160th Avenue NE and incidental signage, but no other improvements. This permit is necessary for King County to enter into a user's agreement with the City of Redmond, the property owner, for the use of this property. (Attachment 3: Site Plan)

C. **Location:**

The paved area is located at the northeast corner of parcel 720203-0020 on Redmond Municipal Campus, between 160th Avenue NE and the Municipal

Parking Garage. Adjacent to the north are the Avalon Apartments. Adjacent to the south is the King County District Courthouse as well as City Well No. 4 (on the same parcel to the southwest). Across 160th Avenue NE is the Bella Bottega shopping center. (Attachment 4: Vicinity Map)

D. Zoning and Land Use:

The site is on public property within the Sammamish Trail (SMT) District in downtown Redmond. SMT is a mixed-use residential/office district intended to contain the densest area of employment and residential uses in the downtown, while also supporting retail, service, and entertainment uses within walking distance. The site fronts a designated Type III Pedestrian Street (160th Avenue NE) and is adjacent to a mid-block pedestrian pathway.

Before the paved temporary parking lot was constructed by the City in 2004, the area was a public sculpture park. The City's campus plan designates this area as a park, and the intent is to reconstruct the park when Metro vacates the site.

The paved lot was first constructed for temporary parking for City employees during the construction of the adjacent parking garage, permitted by a Long-Term Temporary Permit (L040189) that expired March 31, 2006. Since then the paved lot has been vacant or used as storage for construction materials and equipment. It is currently being used as a construction staging area for the Public Safety Building project.

E. Public Notice and Comments:

Requirements for public notices are contained in RCDG 20F.30 Administrative Review Procedures.

Notice of Application:

A Notice of Application for this proposal was published on August 17, 2007. The Notice was posted at City Hall, the Redmond Regional Library, and on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 5: Notice of Application and Affidavit of Posting). During the public comment period of the Notice of Application, the City received three written comments from citizens who live near the site (Attachment 6: Public Comments).

Notice of SEPA Threshold Determination:

The application is permitted to use an existing SEPA document (checklist) and the previously issued Determination of Non-Significance on 7/26/04. The existing document was incorporated by issuing an addendum that adds analysis or information to the proposal but does not substantially change the impacts, if any, in the existing

document. Addenda are not required to be circulated; however, the Metro Temporary Use SEPA addendum was circulated to the applicant and SEPA agencies on 08/31/07.

Notice of Public Hearing:

The Notice of Public Hearing for this project was included in a one-time newspaper publication on September 17, 2007 (Attachment 7: Published Notice of Public Hearing). Notice was also mailed to Parties of Record and posted at City Hall, the Redmond Regional Library, and on the property (Attachment 8: Notice of Public Hearing and Affidavit of Posting).

IV. TECHNICAL COMMITTEE: FINDINGS, REVIEW AND DISCUSSION

The Redmond Community Development Guide Sections 20D.190 and 20F.40.170 provide the decision criteria regulating temporary uses. The Technical Committee has reviewed the requirements under these sections and has concluded that this request is consistent with each requirement (Attachment 1: Technical Committee Findings).

Section RCDG 20F.30.50 Administrative Review Procedures details the quasi-judicial review process for Type V permits. This section requires that City Council, at the open record public hearing, consider and take final action on each Type V application, such as Long-Term Temporary Use Permits.

V. IMPACT

A. Service Delivery: Park-and-Ride users at the temporary lot will be displaced approximately a half mile from the Redmond Transit Center. No impacts to service delivery are expected.

B. Fiscal: The temporary use permit supports a use agreement over the parking lot between King County and the City of Redmond, the property owner.

VI. ALTERNATIVES

A. City Council could approve the Long-Term Temporary Use Permit.

B. City Council could approve the Long-Term Temporary Use Permit with modifications.

C. City Council could remand the application to the Technical Committee for an additional review limited to specific issues identified by the Council.

D. City Council could deny the application.

VII. TIME CONSTRAINTS

The Long-Term Temporary Use Permit is requested as soon as possible in order to obtain a Clearing and Grading Permit and begin site work for the new access driveway. The temporary parking lot will need to be open for use when the Metro parking garage begins construction at the Transit Center (estimated November).

VIII. LIST OF ATTACHMENTS

- Attachment 1:** Technical Committee Findings
- Attachment 2:** Technical Committee Conditions of Approval
- Attachment 3:** Site Plan
- Attachment 4:** Vicinity Map
- Attachment 5:** Notice of Application & Affidavit of Posting
- Attachment 6:** Public Comments
- Attachment 7:** Published Notice of Public Hearing
- Attachment 8:** Notice of Public Hearing and Affidavit of Posting

<u>/s/</u>	<u>9/21/07</u>
Robert G. Odle, Director Planning and Community Development	Date

Approved for Council Agenda: <u>/s/</u>	<u>9/24/07</u>
Rosemarie Ives, Mayor	Date

ATTACHMENT 1

TECHNICAL COMMITTEE FINDINGS

The Technical Committee finds that the Metro Long-Term Temporary Parking Lot proposal complies, or is capable of complying through conditions, with the requirements set forth in the Redmond Community Development Guide for Temporary Uses, as confirmed below:

RCDG 20D.190.10-030 TEMPORARY USES - DETERMINATIONS

- (1) **The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.** The proposal shows a new access driveway which will prevent interference with on-site circulation to adjacent uses, including the Redmond Public Safety Building, the Municipal Parking Garage, and the Senior Center.
- (2) **The temporary use will be compatible with uses in the general vicinity and on adjacent properties.** The temporary parking is associated with a regional transit network. The temporary parking lot is within one block of several Metro and Sound Transit bus routes as well as other services and businesses that benefit commuters while they are downtown. Because the paved parking lot is already in place, no site improvements other than access are required. Adjacent uses include:

South: public (King County district court and regional library)

North: residential (Avalon Apartments)

East: commercial retail (shopping center)

West: public (City of Redmond buildings, garage, and Senior Center)

- (3) **The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity.** The proposal will maintain safety on the site through existing lighting, new wheel stops at parking spaces, and incidental Metro signage. A pedestrian connection will be demarcated at the southwest corner of the parking lot, and a sidewalk will be constructed along the new access driveway. The driveway will cause a new curb cut along 160th Ave NE and the location aligns with a driveway on the opposite side of the street to ease the traffic impact caused by left turns. Metro buses currently lay-over at this location on 160th Ave NE. Coordination is required to ensure that sight distances from the driveway are clear.
- (4) **The use and associated structures will be conducted and used in a manner compatible with the surrounding area.** The project conforms to this requirement, as noted in (2) above.
- (5) **The temporary use shall comply with the goals, policies, and standards of the Development Guide.** The temporary use shall comply as determined by the City Council's action, authorized under RCDG 20F.30.50.

ATTACHMENT 2
Technical Committee Recommended Conditions of Approval

MEMO TO: Cynthia Berne with Long Bay Enterprises, Inc. for Metro/King County Transit

FROM: City of Redmond Technical Committee

DATE: October 2, 2007

**SUBJECT: RECOMMENDED CONDITIONS OF APPROVAL,
L070340 Metro Transit Long-Term Temporary Parking Lot**

Location: Redmond Municipal Campus, northeast corner

The City of Redmond Technical Committee has reviewed and is recommending approval with the following conditions to the City Council of your proposal to modify and operate an existing parking lot with approximately 111 spaces for a period beginning with City Council approval and continuing no later than March 31, 2009.

The decision of the City Council on this application is the final decision of the City and may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in Chapter 36.70C of the revised Code of Washington (RCW). The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW 36.70C.040. The appeal period shall commence upon expiration of the reconsideration period. Construction activity may commence prior to the conclusion of an appeal; however, the project must consider RCDG 20F.30.60-030(2), *Effect of Appeal*.

If you have any questions, please contact Nathalie Schmidt, Planner, at (425) 556-2471 or nschmidt@redmond.gov.

CONDITIONS OF APPROVAL

This attachment identifies the conditions that must be met for your proposal. Please be advised that unless otherwise stated herein, the proposal shall comply with all applicable regulations, including, but not limited to, the Redmond Comprehensive Plan, the Redmond Community Development Guide, and any applicant proposed or agency-imposed mitigating measures identified as part of the threshold determination under the State Environmental Policy Act. If you have questions regarding these conditions, please contact the staff person for that City department. The contact information is listed under each Department/Division title.

I. Approved Plan Set and Supporting Material

- A. The following table identifies those materials that are approved with conditions by this Notice of Decision. The “Date Received” is the date that is stamped as “Received” by the Redmond Permit Center.

<u>Item</u>	<u>Date Received</u>	<u>Notes</u>
Plan Set, pages C1.01-C1.03	08/06/07	<i>and as conditioned herein.</i>
SEPA DNS issued 07/26/04 and SEPA Checklist dated 07/07/04		<i>and as amended by the SEPA addendum to the existing threshold determination on 08/31/07</i>

II. Planning

Contact: Nathalie Schmidt
Phone: 425-556-2471
Email: nschmidt@redmond.gov

A. Site Specific Conditions

1. Wellhead Protection – The project site is within 100 feet of Redmond’s Well No. 4. Additionally, the new access driveway is near a monitoring well. Protection measures will be needed during construction. Wellhead Performance Standards for protection of groundwater will also need to be implemented during construction per RCDG 20D.140.50-040(f).

III. Public Works – Transportation Engineering

Contact: Kurt Seemann
Phone: 425.556.2881
Email: kseemann@redmond.gov

A. Site Specific Conditions**1. Streets, Sidewalks, Access and Related Improvements**

- a. Sidewalks constructed to City standards are required at the following locations:
 1. Construct a 5'-wide concrete sidewalk adjacent to the proposed access drive to create a pedestrian connection between the parking lot and 160th Avenue NE as shown on the plans received August 6, 2007.
- b. The type and location of the proposed site access is approved as shown on the Redmond Transit Center Interim Parking plan prepared by King County Metro Transit Division received August 6, 2007.
- c. The following driveway is required to be improved as specified below:
 1. Construct a 22'-wide access drive, with Type 1 concrete driveway per COR Std. Detail 305, between 160th Avenue NE and the existing parking lot. This driveway shall be located so that the centerline of the new driveway is coincident with the centerline of the driveway on the east side of 160th Avenue NE, as shown on the plans received August 6, 2007. Construct Type 1 driveway ramp. The driveway ramp shall be removed and replaced with concrete sidewalk to match the existing conditions at the time that the parking lot is decommissioned.
 2. Modify the bus hold-over as necessary to provide adequate visibility at the parking lot access point onto 160th Ave NE.

IV. Public Works/Clearing, Grading and Stormwater

Contact: Jeff Dendy
Phone: 425-556-2890
Email: jdendy@redmond.gov

A. Site Specific Conditions

2. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with RMC Chapter 15.24 and the most recent issue of the City of Redmond CLEARING, GRADING AND STORMWATER MANAGEMENT TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 425-556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
3. Stormwater Management
 - a. Quantity Control
 1. Application applies to a project adding under 5,000 square feet of impervious surface. No additional detention required.

2. Provide for overflow routes through the site for the 100 year storm runoff (100 year flow may not impact any buildings).
- b. Quality control
 1. Use an existing 200 foot long biofiltration swale to provide water quality treatment for the runoff from the 6-month, 24-hour design storm event.
4. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

V. General Conditions

Approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to the tables below for General Planning, Transportation Engineering, and Stormwater Approval Conditions. The checklists do not substitute for the code; they are intended to be used as a guide in preparing your final clearing and grading permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

General Planning Approval Conditions

Parking Requirements
Minimum dimensional requirements: All stalls must meet minimum dimensional requirements (RCDG 20D.130.10-030)
Accessible Parking: Number of stalls and dimensions must be consistent with code requirements. Location, dimensions and signage must be indicated on the site plan (RCDG 20D.130.10-030; IBC; WAC Chapter 51-40).
Curbing and Wheel Stops: Poured-in-place curbing or an approved substitute shall be installed around all paved areas.

General Transportation Engineering Approval Conditions

Street Requirements
All vehicle use areas including parking lots, service areas, driveways, streets, etc. shall be paved. (20D.130-10-030(2), Appendix 20D-3)
Driveways
The location of all existing and proposed driveways, access corridors, and intersections (both sides of the street) shall be shown along the property frontage and within 150 feet of the site property line (Plan Requirement)
Driveways and access corridors shall be limited to one per lot per street frontage, or one per 150 feet of street frontage upon approval by the City of Redmond Public Works Department (Appendix 20D-3).
Driveways and access corridors shall align with existing streets or driveways, or they shall be located a minimum of 150 feet from the nearside face of curb of an intersecting street or driveway. Separations less than these minimums shall obtain approval from the City of Redmond Public Works (Appendix 20D-3, 20E.100.10.10-040(6)).
Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public Works Department must approve driveways and access corridors not meeting this standard (Plan Requirement, Appendix 20D-3)

The maximum driveway grade shall be 10 percent. The Fire Department and Public Works Department must approve access corridors exceeding a grade of 10 percent (Appendix 20D-3)
Sight Distance
<p>Sight Distance Triangles:</p> <p>The appropriate sight distance triangles shall be drawn on the civil and landscaping plans. Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the <i>Redmond Community Development Guide</i>, pages 347 and 348(RCDG 20D.210.25.)</p>
Parking, Signs and Striping
<p>Parking lot striping:</p> <p>The civil plans need to show the actual parking lot striping and dimensions including parking stalls, travel aisles and any proposed directional arrows. The location of all proposed compact-parking stalls shall be specifically indicated on the plan (20D.130.10-030, Plan Requirement).</p> <p>Traffic Control Devices:</p> <p>All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation (Appendix 20D-3, Adopted Standard Specifications and Details Manual).</p>
Construction Plan Notes-Required on Construction Plans
<p>Contractor responsibility for sign/channelization installation:</p> <p>"The contractor is responsible for installing all signs and channelization per City of Redmond standards. Contractor shall lay out all signs and channelization, and then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752 48 hours in advance of installation to verify layout." (Appendix 20D-3)</p> <p>Signs/on-site markings:</p> <p>All necessary signs and markings on-site, along property frontage, and at specifically designated off-site locations shall be provided by the applicant as required by the Transportation Division whether or not these are indicated on the construction drawings (Appendix 20D-3).</p>
Processing and Other Requirements
<p><i>Engineering Plans for on-site and off-site, clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits.</i></p> <p><i>A project Lead will be assigned by the City for coordinating review of the civil drawings. Prior to preparing civil drawings, contact the Development Services Manager at 425.556.2861 to obtain an outline of the review process and have a Project Lead assigned. Only complete submittals will be accepted for review.</i></p> <p><i>Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. The following design manuals should be obtained to guide design work:</i></p> <p>Standard Specifications and Details Clearing, Grading and Storm water Management Redmond Technical Notebook Design Requirements for Water and Sewer System Extensions Community Development Guide</p> <p><i>These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. The City will not accept designs that deviate from the standards without substantial justification. Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.</i></p>

Plans shall include a composite drawing that includes all utilities, landscaping, including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to minimize the possibility of utilities/landscaping conflicts. All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.

Survey Control

Vertical control: Elevations must be referenced to City of Redmond Datum. This Datum is derived from the U.S.C. & G.S. benchmark B-385 (1929). The Surveyor must tie the project to two numbered benchmarks. A publication of the benchmarks may be purchased from the City's Public Works service counter under the name City of Redmond Vertical Control Survey February 1990.

Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the Redmond City Horizontal Control Notebook dated 1993 can be purchased at the Public Works service counter.

Existing and New Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period. (Plan Requirement)

Right of Way Use Permit Required:

A ROW use Permit is required for any work in the public right of way and shall be paid prior to the pre-construction conference and includes:

- A maximum of \$538 fee* (subject to annual increase) for utility installation in the public right-of-way
- Posting of a \$1000 cash bond for street cleaning

Performance Guarantee (Bonds):

Performance Guarantee: A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be at least 150% of the estimated cost.

Only City of Redmond security forms are acceptable. The performance guarantee will not be released until letter from the Director of Public Works advises the developer that all conditions of approval have been met. In addition to the street use permit, a performance guarantee shall be posted with the City for the following uses:

Street and utility improvements within the public right-of-way. The amount of the security shall be determined by the applicant and approved by the City.

Construction Requirements

Installation of street and utility improvements:

Installation of all street and utility improvements shall be to City of Redmond standards (RMC Chapter 12.12.030).

Pre-Construction Meeting required:

Prior to construction a pre-construction conference shall be held with the City.

-A minimum of one (1) week of advance notice is required to arrange this meeting

-Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled. (20F.20.60-050 Adopted Standard Specifications and Details Manual)

Hours of Construction:

Unless otherwise specified, hours of construction shall be limited from 7:00 am to 7:00 pm, Monday through Friday and 9:00 am to 6:00 pm on Saturday. No work is permitted on Sunday. This shall apply

to plat construction improvement (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's noise control shall have mufflers. (20D.100, Adopted Standard Specifications and Detail Manual)

Haul Routes:

- The applicant is required to complete and submit a Construction Hauling Form to the City of Redmond to calculate any haul fees for this development. Please contact Dave Almond at 425-556-2861 to obtain a copy of this form.
- Trucks hauling to and from the project site shall use their access point as approved by the City and identified on the haul form
- Haul hours will be within the hours of 9:00 am to 4:00 pm and 6:00 pm to 10:00 pm. On Saturdays, hauling may be continuous between (9:00 am to 10:00 pm as long as it is in compliance with the City's noise ordinance.
- Traffic control shall be provided at all times when working in or near the public rights of way, subject to the approval of the Transportation Division and the Police Department.
- The applicant shall provide street sweeping at all times during hauling.
- The applicant shall repair and/or replace any traffic markings (i.e. buttons, arrows, etc.) damaged during the hauling operations.
- The Public Works Director retains authority to stop/reroute hauling or change hauling hours if operating times are unsatisfactory or inclement weather adversely affects City facilities. (Administrative Requirement)

General Stormwater/Clearing and Grading Approval Conditions

Drawing Submittal Requirements
<p>Rainy Season Restrictions: Construction activities will be limited or suspended during the rainy season (October 1 – April 30). Submit a Wet Weather Plan for consideration of rainy season work.</p>
<p>Stencil Drainage Inlets: Stencil all on-site storm drainage inlets with "DUMP NO WASTE DRAINS TO STREAM". Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.</p>
<p>Materials for a Complete Submittal: A copy of the conditions of approval (this letter), along with two complete copies of plans, computations, and studies are required for a complete submittal for stormwater/clear and grade review.</p>
<p>Bill of Sale and Asset Summary: Bill of Sale and Asset Summary shall be provided by the owner, and notarized, for all storm drainage improvements to be owned by the City.</p>
Stormwater/Clear and Grade Fees
<p>Construction Drawing Review Fee: Based upon the plans presented there is no construction drawing review fee. The construction drawing review fee may be adjusted to account for plan changes during review and will be determined prior to drawing approval.</p>
<p>Construction Inspection Fee: Based upon the plans presented there is no construction inspection fee. The construction inspection fee may be adjusted to account for plan changes during review and will be determined prior to drawing approval.</p>

**DEVELOPMENT
SERVICES CENTER**

METRO TRANSIT DIVISION
REDMOND TRANSIT CENTER
INTERIM PARKING

GRADING AND PAVING
PLAN



Kling County
Department of
Transportation

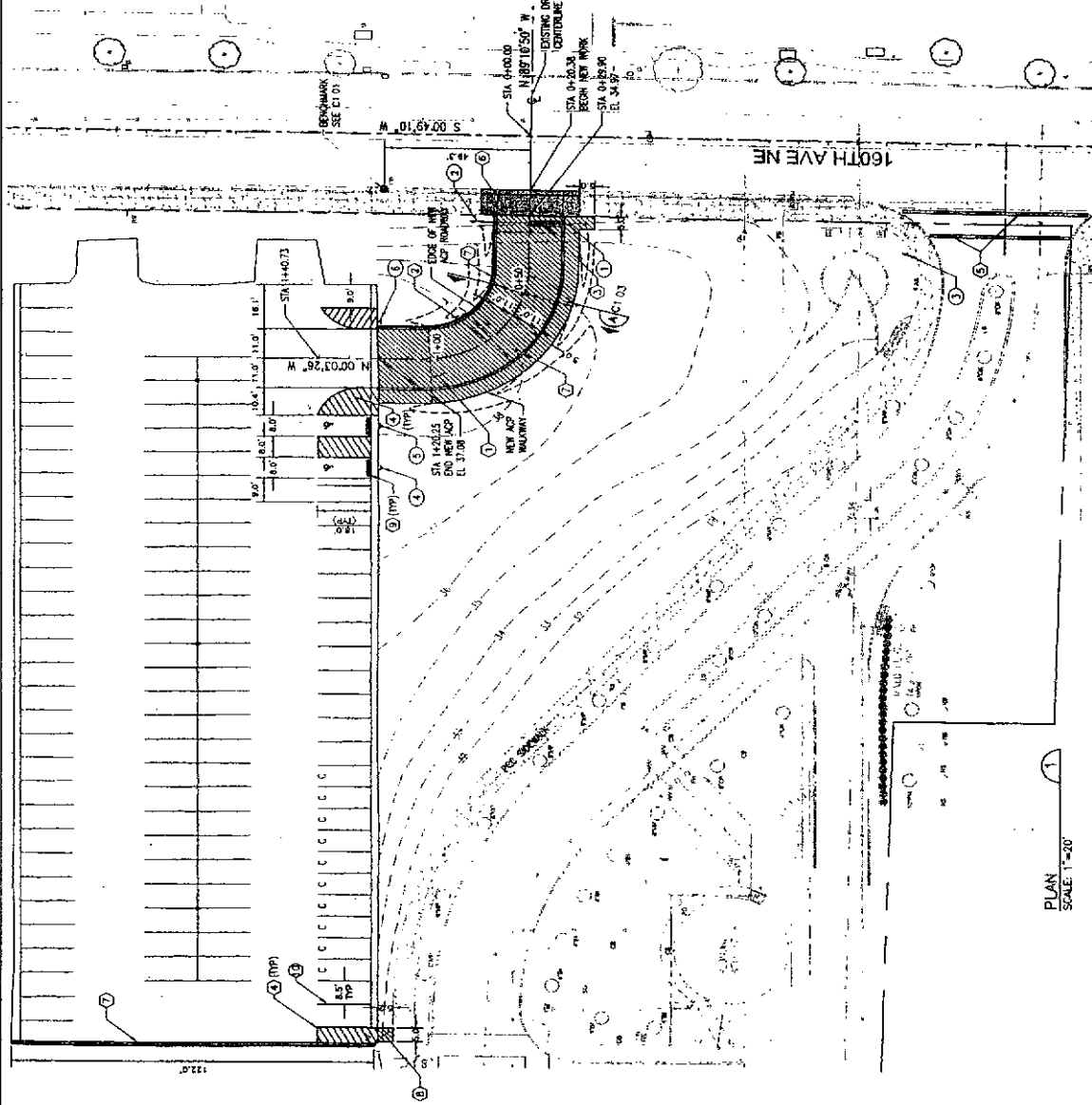
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3 TIE:	AS SHOWN
APPROVED:	SITE LOCATION NO:
B. KILLEN	
WHS NO:	ONE INCH AT FULL SIZE
WHS NUMBER:	
CONTRACT NO:	



PERMIT SET
AUGUST 2007

[illegible]

NEW CONTROLLER LINE



PLAN
SCALE: 1"=20'

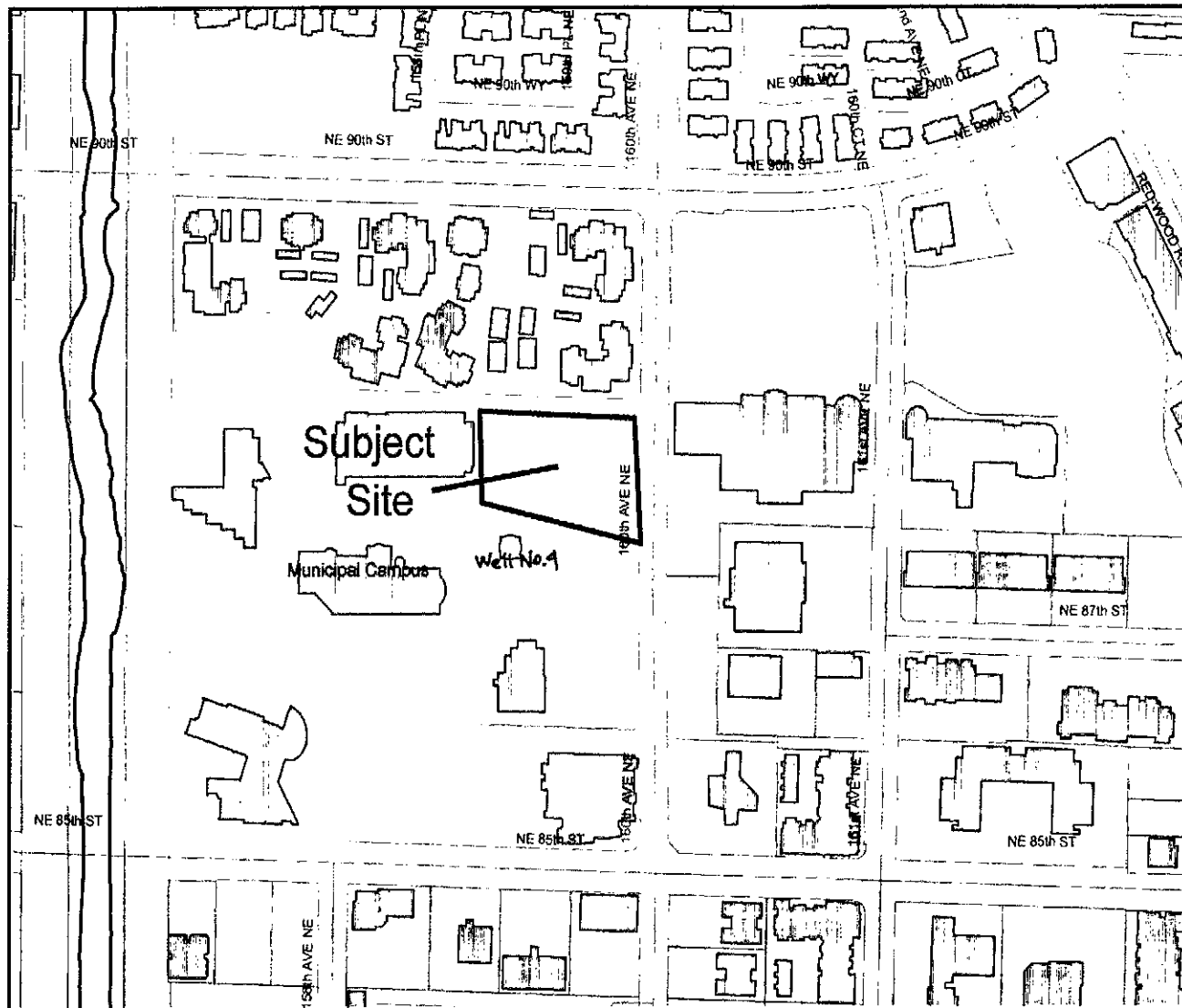
Attachment 4: Vicinity Map



- Streams
- Building
- Park
- Parcel
- Citylimit

This plan is suitable for
information only.

Copyright © The City of
Redmond



1000 ft

1 : 4000

Produced by City of Redmond 9/20/2007

CITY OF REDMOND NOTICE OF APPLICATION

FILE NUMBER: L070340 **PERMIT TYPE:** Planning Type V, Long Term Temporary Use
PROJECT NAME: METRO TEMPORARY LOT
PROPOSER: KING COUNTY TRANSIT, 201 S JACKSON ST, SEATTLE WA, 98116
NOTICE OF APPLICATION DATE: 08/17/2007 **COMMENTS DUE DATE:** 08/31/2007
PROJECT DESCRIPTION:
 MINOR IMPROVEMENTS TO AN EXISTING LOT TO BE USED AS A TEMPORARY LOCATION FOR PARK AND RIDE USERS
PROJECT LOCATION: CITY OF REDMOND CAMPUS
SITE ADDRESS, IF APPLICABLE: 15670 NE 85TH ST RED
SIZE OF SUBJECT AREA IN ACRES: 10.38 **SQ. FT:** 452,147
ZONING: CC4
COMPREHENSIVE PLAN DESIGNATION: City Center
APPLICATION DATE: 08/06/2007
NOTICE OF COMPLETENESS DATE: 08/06/2007

A Public Hearing is Required. However a date has yet to be determined. A Public Hearing Notice will be sent in the future.

REQUIRED PERMITS:

Temporary Use Permit

REQUIRED PERMITS, NOT PART OF THIS APPLICATION:

Clearing and Grading Permit

REQUIRED STUDIES:

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:

SEPA Checklist

CONSISTENT WITH COMPREHENSIVE PLAN: Y (Y-Yes, N-No)

APPLICABLE DEVELOPMENT REGULATIONS: Redmond Community Development Guide

Written comments on this proposal will be accepted until 5:00 pm on the date noted above. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal should provide their name and address to the project planner. The final decision on this proposal may be appealed according to the City appeal provisions specified in Section 20F, Administration and Procedures. For more information call the project planner at the City of Redmond Planning Department. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center, 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. **The project planner, NATHALIE SCHMIDT may be reached at 425-556-2471, or e-mail nschmidt@redmond.gov.**

Project Name: METRO TEMPORARY LOT

File Number: L070340

Name and Address (please print): _____

Comments (attach additional sheets if necessary): _____

Notice of Application

Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for:

Metro Temporary Lot File number: L070340

was sent to the Applicant(s) and to each property owner whose name and address appears on the attached list, by first class mail, on or before August 17, 2007

Name (print)

Gloria Meerscheidt

Signature

Gloria J. Meerscheidt

Date

August 17, 2007

CERTIFICATE OF POSTING

I, the undersigned, certify that on August 17, 2007, I posted copies of the attached Notice of Application at:

X

Location(s) on or near the site

X

City Hall

X

Library

Name (print)

Nathalie Schmidt

Signature

Nathalie Schmidt

Date

8/17/07

CITY OF REDMOND NOTICE OF APPLICATION

FILE NUMBER: L070340 PERMIT TYPE: Planning Type V, Long Term Temporary Use
 PROJECT NAME: METRO TEMPORARY LOT
 PROPONENT: KING COUNTY TRANSIT, 201 S JACKSON ST, SEATTLE WA, 98116
 NOTICE OF APPLICATION DATE: 08/17/2007 COMMENTS DUE DATE: 08/31/2007
 PROJECT DESCRIPTION:
 MINOR IMPROVEMENTS TO AN EXISTING LOT TO BE USED AS A TEMPORARY LOCATION FOR PARK AND RIDE USERS
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A Public Hearing is Required. However a date has yet to be determined. A Public Hearing Notice will be sent in the future.

REQUIRED PERMITS:

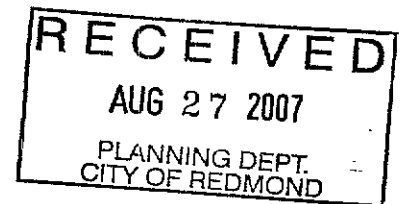
Temporary Use Permit

REQUIRED PERMITS, NOT PART OF THIS APPLICATION:

Clearing and Grading Permit

REQUIRED STUDIES:

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:
 SEPA Checklist



CONSISTENT WITH COMPREHENSIVE PLAN: Y (Y-Yes, N-No)

APPLICABLE DEVELOPMENT REGULATIONS: Redmond Community Development Guide

Written comments on this proposal will be accepted until 5:00 pm on the date noted above. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal should provide their name and address to the project planner. The final decision on this proposal may be appealed according to the City appeal provisions specified in Section 20F, Administration and Procedures. For more information call the project planner at the City of Redmond Planning Department. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center, 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The project planner, NATHALIE SCHMIDT may be reached at 425-556-2471, or e-mail nschmidt@redmond.gov.

Project Name: METRO TEMPORARY LOT

File Number: L070340

Name and Address (please print): Brandon & Katherine Baker
16218 NE 90th Ct, Redmond, WA 98052

FOR V
 (NS)

Comments (attach additional sheets if necessary): We walk past this site daily to
catch buses to work at the Redmond library. Our
concern is this will be yet another driveway to have
to cross and increased vehicular traffic to deal with
as pedestrians. We would request that the sidewalk
right-of-way be well marked and lit.



ATTACHMENT 6

facsimile transmittal**To: Nathalie Schmidt, City of Redmond
Planning Dept.****Fax: 425-556-2400****From: Keith Armbruster****Date: 8/27/2007****Re: Notice of Application L070340 Comments****Pages: 2****Cc:****Nathalie,**

My concern with this project is the additional traffic generated on 160th Ave NE and the dangers posed to pedestrians at a crosswalk located on 160th Ave NE just north of this proposed entrance. This crosswalk receives a high amount of pedestrian use due to the apartments and condominiums in the area. Unfortunately due to the location of the buildings and shrubbery on the eastside of the road pedestrians using it are often not visible to motorists when the pedestrians are approaching crosswalk. The amount of automobile traffic in this area is already significant and I'm concerned that another potentially busy intersection will further distract drivers. I would like to see this crosswalk better identified (such as the used of flashing lights or with pedestrian flags) to indicate to cars to stop for pedestrians when they are using it.

Thanks,**Keith Armbruster****15641 NE 92nd Way****Redmond, WA 98052****425-885-0315**

ATTACHMENT 6

8/30/2007

City of Redmond Planning Department
Development Services Center
15670 NE 85th Street
PO Box 97010
Mail Stop 2SPL
Redmond WA 98073-97810

*Additional question:**Is current constr.
staging permitted?*

Via fax: 425-556-2400

RE: Project: METRO TEMPORARY LOT, File Number L070340

Dear Planning Staff:

We would like to make comments on this project and would like to be informed of future actions on this matter.

A "temporary" parking lot should not be permitted in this location. Rather, the sculpture park should be restored immediately to its former condition as was promised.

The new "temporary" parking lot should not be permitted for the following reasons:

- **Replacing a park with a "temporary" parking lot:** This location used to be the city sculpture park. Area residents were told, when we called to inquire, that the city lot was temporary and was only to be there until the city parking building was constructed. That has already been complete for quite a while now, but the beautiful grassy hills and artworks are gone. Given the large turnover in this area, one wonders if the idea is to wait for a sufficient number of area residents to forget that this was once a park, and to assume that any eyesore can go in this area.
- **No definition of "temporary":** The original permit was "temporary" and had an end date (which may well have passed). This proposed use is "temporary" but there is no listed end date. There only is a mention of "long term temporary". The economist Milton Friedman said that "Nothing is so permanent as a temporary government program." One hopes that Friedman will be proven wrong in this case.

- **Financing of the park restoration:** Given that the plan calls for a new entry way to the "temporary" parking lot, will there be funds to restore the sculpture park after removing the entry way and asphalt?
- **Appropriateness to a neighborhood setting:** Downtown Redmond is a residential neighborhood, not merely a business/industrial area. The city has chosen to put its best face on one side of the city hall campus. But on the other side of the campus directly adjacent to families' apartments and near some houses, you'll find in what was supposed to be a "temporary" parking lot: a chain-link holding pen for construction equipment and a huge mound of plastic-covered dirt. This is all literally in some residents' back yards.
- **Safety concerns of a busy walkway crossing a sidewalk:** Children and families use this sidewalk to go to and from the other parts of town. They would be confronting cars going in/out of a "temporary" parking lot, around a curved and downhill entry way. This does not sound safe, nor does it sound like it will allow current use of the sidewalk by neighborhood residents.
- **A huge plastic & dirt pyramid** was in this same area for months, earlier in the life of the "temporary" parking lot. When we called to inquire, we were told that we had to endure that mound so that the hills of the park could be restored, otherwise the cost would be too high to put the park back. And now the mound has returned, boding ill for the care to be taken with this part of our neighborhood.
- **Discouraging Downtown Redmond as a neighborhood:** This hardly seems like a good way to encourage Redmond to take on the higher density that we're told we should: by "rewarding" downtown residents with one less park on a permanently "temporary" basis. People should know that coming to live in the downtown neighborhood will be a good thing, that we'll be treated with the same respect as our neighbors in other areas of Redmond.
- **Environmental impacts, including noise, litter, and congestion:** City workers who parked here would be expected to come and go mostly at standard office hours, and that was bad enough. However, a transit lot will be busy at all hours. Use of this area as a "temporary" transit parking lot would include before/after football games and other events in Seattle. This in turn will increase noise, litter, and general congestion in the area.
- **Fairness/consistency with past promises:** When the sculpture park was taken away, we were told it was going to be replaced, and that the parking lot was temporary. Currently, the lot is not being used for parking; it's being used as the city's construction holding area. This lot was cleared through permitting years ago now, and again we're told for a "temporary" lot. Why should we believe this word "temporary" again?

- **Maintenance of the area has been poor:** Along with the aforementioned trashbag/dirt pyramid, and the construction yard, this lot's small remaining green area has at times gone unmowed with weeds growing tall and healthy. With this history of neglect and use for any random purpose, one is not optimistic about the future maintenance of this "temporary" lot.

Please do not permit this "temporary" lot to be constructed here. Restore the sculpture park as this neighborhood was told to expect, in return for the years of the asphalt slab we've endured.

Sincerely,

Art Baker
Roman Frillarte
9001 - 158th Place NE
Redmond WA 98052

425-985-7845



REPRESENTING THE **Seattle Post-Intelligencer**
PO Box 70, Seattle, WA 98111

REDMOND CITY OF
ACCOUNTS PAYABLE MS: 3SFN
PO BOX 97010
REDMOND, WA 980739710

Re: Advertiser Account #63965101
Ad #: 752201900

Affidavit of Publication

3796322 / 2

STATE OF WASHINGTON
Counties of King and Snohomish

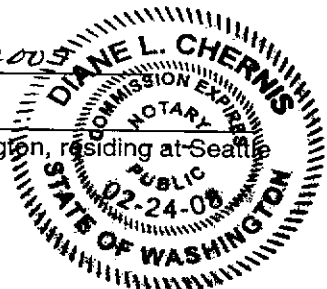
The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times and representing the Seattle Post-Intelligencer, separate newspapers of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times and the Seattle Post-Intelligencer have been approved as legal newspapers by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper	Publication Date
The Seattle Times	09/17/07

Agent Marilyn Peredo Signature Marilyn Peredo

Subscribed and sworn to before me on 19 September 2009
(DATE)
Diane L. Chernis
(NOTARY SIGNATURE) Notary Public in and for the State of Washington, residing at Seattle



The Seattle Times



REPRESENTING THE *Seattle Post-Intelligencer*

Re Advertiser Account #63965101

Ad # 752201900

Ad TEXT: CITY OF REDMOND
NOTICE OF PUBLIC
HEARING

PUBLIC HEARING DATE:
10/02/2007

TIME: 07:30pm or soon
thereafter as possible

PLACE: CITY OF REDMOND,
COUNCIL CHAMBERS -
15670 NE 85TH STREET,
REDMOND, WA 98052

BY: CITY COUNCIL

FILE NUMBER: L070340
PERMIT TYPE: PLANNING TYPE
V, LONG TERM
TEMPORARY USE

PROJECT NAME: METRO
TEMPORARY LOT

PROponent:
KING COUNTY TRANSIT,
201 S. JACKSON ST,
SEATTLE, WA 98116

PROJECT DESCRIPTION:
MINOR IMPROVEMENTS TO AN
EXISTING LOT TO BE USED AS
A TEMPORARY LOCATION
FOR PARK AND RIDE USERS

PROJECT LOCATION:
CITY OF REDMOND CAMPUS
SITE ADDRESS, IF
APPLICABLE: 15670 NE 85TH
ST,
REDMOND
SIZE OF SUBJECT AREA IN
ACRES: 10.38

SQ. FT.: 452,147
ZONING: SAMMAMISH TRAIL
COMPREHENSIVE PLAN
DESIGNATION: CITY CENTER
APPLICATION DATE:
08/06/2007
**NOTICE OF COMPLETENESS
DATE:** 08/06/2007

REQUIRED PERMITS:
TEMPORARY USE PERMIT

**REQUIRED PERMITES, NOT
PART OF APPLICATION:**
CLEARING AND GRADING
PERMIT

REQUIRED STUDIES:
NONE

**EXISTING ENVIRONMENTAL
DOCUMENTS, RELEVANT TO
THIS APPLICATION:**
SEPA CHECKLIST

**SEPA THRESHOLD
DETERMINATION:** ADOPTION
OF
EXISTING ENV. DOC / DNS

PUBLIC COMMENT PERIOD: All
Interested persons

to the Development Services
Center prior to the
hearing to be received no later
than 10/02/2007
at 5:00p.m.

INFORMATION AVAILABLE: A
copy of the staff
report to the City Council will be
available 7
days prior to the hearing,
(additional copies
will be provided at the
requestor's cost). The
application and all documents
filed by the
Applicant are available for
inspection or
copying (at the cost of the
requestor) and are
on file in the Development
Services Center. The
file may be examined at the
Development Services
Center during business hours.
The Development
Services Center is located at
City Hall, 15670
N.E. 85th Street, P.O. Box
97010, Redmond, WA
98073-9710 (425-556-2473).

**THE STAFF CONTACT FOR
THIS PROJECT, NATHALIE
SCHMIDT, PLANNER, MAY BE
REACHED AT:**
425-556-2471 or e-mail
nschmidt@redmond.gov

**HEARING INFORMATION
AVAILABLE:** Following the
hearing a copy of the City
Council's Decision
will be sent to parties of record,
and can be
obtained by contacting the
Development Services
Center, 425-556-2473. If you
are hearing or
visually impaired, notify the City
Clerk at
425-556-2191 one week in
advance of the hearing
in order to be provided
assistance.

DATE OF NOTICE:
September 17, 2007

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PUBLIC HEARING DATE: 10/02/2007

TIME: 07:30pm or soon thereafter as possible

PLACE: CITY OF REDMOND, COUNCIL CHAMBERS – 15670 NE 85TH STREET, REDMOND, WA 98052

BY: CITY COUNCIL

FILE NUMBER: L070340

PERMIT TYPE: PLANNING TYPE V, LONG TERM TEMPORARY USE

PROJECT NAME: METRO TEMPORARY LOT

PROponent: KING COUNTY TRANSIT, 201 S. JACKSON ST, SEATTLE, WA 98116

PROJECT DESCRIPTION: MINOR IMPROVEMENTS TO AN EXISTING LOT TO BE USED AS A TEMPORARY LOCATION FOR PARK AND RIDE USERS

PROJECT LOCATION: CITY OF REDMOND CAMPUS

SITE ADDRESS, IF APPLICABLE: 15670 NE 85TH ST, REDMOND

SIZE OF SUBJECT AREA IN ACRES: 10.38 **SQ. FT.:** 452,147

ZONING: SAMMAMISH TRAIL

COMPREHENSIVE PLAN DESIGNATION: CITY CENTER

APPLICATION DATE: 08/06/2007

NOTICE OF COMPLETENESS DATE: 08/06/2007

REQUIRED PERMITS: TEMPORARY USE PERMIT

REQUIRED PERMITES, NOT PART OF APPLICATION: CLEARING AND GRADING PERMIT

REQUIRED STUDIES: NONE

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA CHECKLIST

SEPA THRESHOLD DETERMINATION: ADOPTION OF EXISTING ENV. DOC / DNS

PUBLIC COMMENT PERIOD: All interested persons are invited to comment at public hearing to express their views, or to submit written testimony, or, written comments may be submitted to the Development Services Center prior to the hearing to be received no later than **10/02/2007 at 5:00p.m.**

INFORMATION AVAILABLE: A copy of the staff report to the City Council will be available 7 days prior to the hearing, (additional copies will be provided at the requestor's cost). The application and all documents filed by the Applicant are available for inspection or copying (at the cost of the requestor) and are on file in the Development Services Center. The file may be examined at the Development Services Center during business hours. The Development Services Center is located at City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710 (425-556-2473).

THE STAFF CONTACT FOR THIS PROJECT, NATHALIE SCHMIDT, PLANNER, MAY BE REACHED AT:
425-556-2471 or e-mail nschmidt@redmond.gov

HEARING INFORMATION AVAILABLE: Following the hearing a copy of the City Council's Decision will be sent to parties of record, and can be obtained by contacting the Development Services Center, 425-556-2473. If you are hearing or visually impaired, notify the City Clerk at 425-556-2191 one week in advance of the hearing in order to be provided assistance.

DATE OF NOTICE: September 17, 2007



Certificaiton of Notice of Public Hearing

City of Redmond Department of Planning and Community Development

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Public Hearing for:

Project Name: Metro Temporary Lot

Project Number: L070340

DEV / PRE Number: DEV070110

was sent to the Applicant(s) and to the attached parties of record, by first class mail,

on or before: September 17, 2007

Name (print)

Gloria Meerscheidt

Signature

Gloria Meerscheidt

Date

September 17, 2007

& Posted on site per the Assistant Planning Director,
at one location near the site, City Hall,
and library on 9/17/07 by

Nathalie Schmidt
Nathalie Schmidt